

8th April 2026

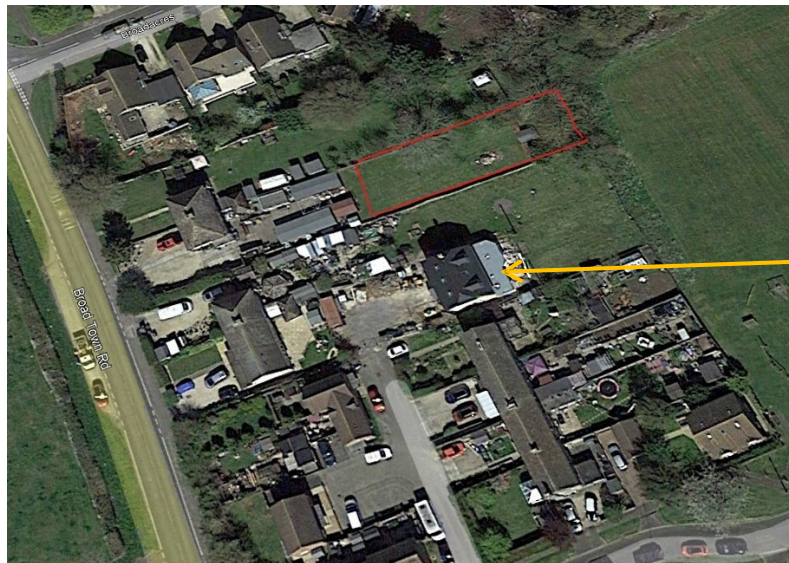
Our Ref: SWLC.LPC6300

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

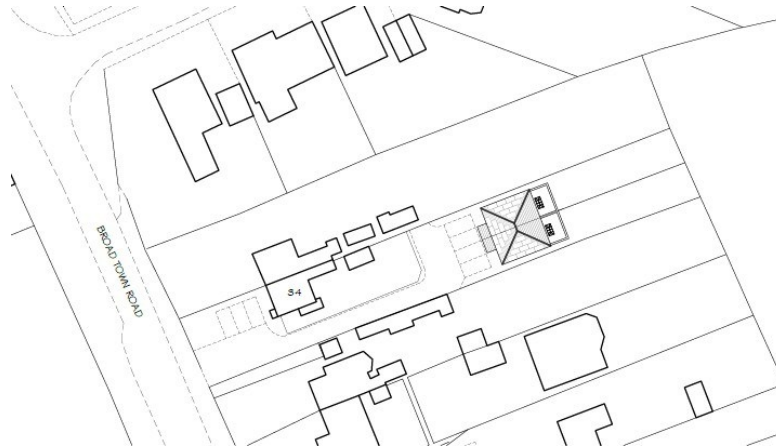
Dear Sir/Madam

Town and Country Planning Act 1990
Erection of 2No dwellings on land at No 34 Broad Town Road,
Broad Town, Royal Wootton Bassett, Wiltshire, SN4 7RB.

Please find enclosed a duly completed Permission in Principle application that seeks to establish that the land to be separated from the No 34 Broad Town Road to the rear, (as shown edged red on the aerial extract below), is suitable to accommodate two new dwellings. As your records will confirm Permission in Principle was recently approved for the erection of one new dwelling on this site by application PL/2026/00894.



The above application included a simple illustrative layout that showed a built footprint comparable to the nearby house, built to the rear of No 36 Broad Town Road pursuant to application 18/07517/FUL (identified with the arrow above). Using a comparable house mass the enclosed application seeks to subdivide the lot as a pair of semi-detached dwellings, thus establishing in principle that the site is suitable to accommodate two smaller units than the single one previously proposed.



As you will be aware this application is again a two staged process, with the first stage solely intended to establish whether the site is suitable in principle for development and the second stage then considering the detailed development proposals and potential impacts. The above details and comparable physical parameters to the nearby house are of course considered helpful to demonstrate that the scale of development indicated is acceptable.

The Government's guidance sets out that the scope of the first stage of permission in principle is limited to **location**, **land use** and the **amount** of development. Accordingly, given the previous grant of permission it is not considered necessary to focus on the principle of development at this location, as the only real change is the number of dwellings. For completeness and drawing from the officer's delegated report I will repeat the assessment under the three relevant headings. All other details in respect of the new development and its acceptable assimilation will be submitted at the technical details stage.

Location

In terms of the garden land's location, it is clearly part of the area's built up limits and represents a classic form of backland development, with generous separation distances and a wide swathe of land between properties, sufficient to deliver access to the rear. The area is made up of a mixture of terraced and semi-detached houses, as shown by the wider aerial photograph extract inserted below. The housing along Redhills to the south (which was extended by the new house built pursuant to

application 18/07517/FUL, on land to the rear of No 36 Broad Town Road) highlights that the pattern of housing contextually supports the continuation of the rear ribbon, as indicated by the enclosed application. The built mass indicated as a pair of semi-detached properties is not materially changed from the detached unit previously indicated.



In short, this is an established residential part of the settlement of Broad Town, where sustainable new development as proposed accords with the Wiltshire Core Strategy's settlement strategy (CP1, CP2, CP19).

Broad Town is defined as a Small Village in the Wiltshire Core Strategy, and the application site falls within the scope of the acceptable development parameters at policy CP2 inserted below (as of course exemplified by the house built on former garden land to the rear of No 36 referred to above). The aerial extract above shows the close proximity of the Primary School, Church and playing field bounding the rear garden boundary to the east.

CP2

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

The site is located within the built-up area of a Small Village and would comprise a gap between residential development to the north, south and west and a playing field to the east. As such, it has been confirmed that the site constitutes 'infill' development. In addition, the proposed dwelling would help meet the housing needs of the village while facilitating an admittedly very modest population increase who would support local services and facilities.

Although the proposal constitutes backland development, it would align with the building line and orientation established by Nos. 1a-4 Redhills to the south. In so doing, the proposal respects the existing character and form of the settlement.

Having regard to the site location within the settlement and the absence of sensitive landscape designations in the vicinity, the proposal would not elongate the settlement, impose development in any sensitive landscape areas nor result in the consolidation of sporadic loose knit development.

For the avoidance of doubt, the previous approval has confirmed that such a proposal is not considered to impact any other sensitive planning constraints or designations that would lead to the principle of development being unacceptable. Additionally, the highways officer confirmed that there is no highway objection.

Having regard to the above, the location of the proposal is considered to be acceptable in principle and in accordance with Core Policies 1, 2, 19 and 45 and draft Policies 1, 2 and 78.

Although the development complies with the development plan I would repeat that the housing need position (substantial shortfall) throughout your Council area is well documented, thus triggering the tilted balance, albeit that the nature of the application does not evidence any adverse impacts that would outweigh the multiple positive, albeit minor benefits the proposal would generate. Moreover, the site is bounded by residential land uses and simply extrapolates the established pattern of housing, without impact on the countryside beyond the village's built up limits. The erection of the new dwellings is part of the clear recognised cluster of housing and within that context will fully accord with the need and relevant development parameters reproduced above.

Land Use

As identified above the location determines that the proposed land use will be entirely in keeping with the dominant use of the land in this residential area. This is an established residential area of the village, just north of the Primary School, comprising two 'estate' parcels along Broadacres to the north and Redhills to the south. Accordingly, the addition to the existing housing is clearly acceptable in principle.

The village is defined as a Small Village in the Core Strategy where Core Policy 2 effectively indicates there is a presumption in favour of sustainable development within the village's built up limits.

Amount of Development



For the avoidance of doubt the application seeks to establish the acceptable principle of erecting 2No dwellings indicated as a pair of semi detached properties and utilising a built footprint comparable with the nearest dwellings.

The application site measures approximately 12.6m in width (and 798m² in area) and assuming the ribbon pattern of housing is effectively extended from the south there is therefore ample space to comfortably accommodate a mirroring of the plot layout to the rear of No 36 Broad Town Road and along Redhills.

The point of access to Broad Town Road would be shared with parking for No 34, provided off street using the current generous front garden. The space is to all intents and purposes already hardsurfaced and subdivided for such purposes. There are no side windows serving No34 and the small side porch evident in the photograph on the previous page is unaffected by the shared access.



The site's potential layout is illustrated earlier to help demonstrate the site's ability to accommodate the new dwellings and ensure there is adequate parking (2 spaces per three bed dwelling) and manoeuvring space for each property. The fencing in the photograph at the top of this page will be removed so that the access to the rear will run alongside the southern boundary fence. in a straight line. The two images above show the hardsurfacing and the siting of an outbuilding removed in connection with the recent house sale, and which of course facilitated access beyond the existing houses already.

The illustrative plan also demonstrates the separation distance available from the rear of No34 and its neighbours and is believed to reinforce the fact that the application site is suitable in principle to accommodate the new dwellings proposed, in the same manner as the permission recently granted. The delegated report responded to my previous statement referencing the mid-plot siting harmonising with the prevailing context and stated, 'Officers agree with this assessment and would add that a development of this scale would respond positively to the existing pattern of development, particularly the plot layouts and building line'.

With regard to land use efficiency the delegated report made the following comments, as the single dwelling was considered to be acceptable increasing the housing density on the 0.12 hectare plot of No.34 from 8 dwellings per hectare (dph) to 16dph. 'However, given the general slightly higher housing density of this part of the settlement, it is considered that the site **may be able to accommodate perhaps one more dwelling (e.g. a pair of semi-detached dwellings)** in a manner that remains consistent with the rural character of the area. 'my emphasis. The application therefore fully responds to the officer's comments and of course reflects the Government's stated aims to increase housing densities.

As you will see the development proposal satisfies the three relevant, in principle considerations.

Paragraph 61 to the NPPF confirms the Government's desire to significantly boost the supply of housing. Paragraph 129, in these regards, supports making the most efficient use of land which in the following paragraph identifies the needs to raise local densities, 'making the optimal potential of each site'.

Overall, I hope it is common ground that there are no in principle reasons why the application site could not be acceptably developed to increase the supply of houses in this location, making the optimal use of the currently undeveloped residential area of land. However, if you have any questions to ensure your support at this stage, please do not hesitate to contact me direct.

Yours faithfully

Simon Chambers
Director

Enc.

Cc: Ms F Bendall